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6 UNITED STATES BANKRUPTCY COURT
7 WESTERN DISTRICT OF WASHINGTON
8 AT SEATTLE

9 In Re:

10 Derek Allen Watson and Megan Melissa
11 Watson,

12 Debtors.

Case No. 22-11270-MLB

Chapter 13

DECLARATION OF DAVID HUYNH

13
14
15 I, David Huynh, hereby declare as follows:

16 1. I am over the age of 18 and am a real estate broker, licensed by the State of
17 Washington. I have been a real estate broker for more than 30 years and have inspected and
18 viewed hundreds if not thousands of properties. I make this declaration based my personal
19 knowledge including my expertise in assessing the value of real estate properties.

20 2. I was retained by the law firm Lagerlof, LLP to provide a Residential Broker
21 Price Opinion for the property located at 17520 Marine Dr., Stanwood, Washington 98292 (the
22 "Property").

23 3. On October 22, 2021, I visited and inspected the Property. I walked around the
24 Property and observed the house located on it. Based on my observation, the Property was
25

1 vacant and no one was living there. I observed that the heat pump and HVAC unit had been
2 removed and the lawn was overgrown. It appeared to me that no one had occupied the house
3 for many months.

4 4. Attached hereto as **Exhibit 1** is a true and correct copy of the Residential
5 Broker Price Opinion ("Price Opinion") for the Property that I provided Lagerlof, LLP dated
6 May 2, 2022. This document accurately reflects my conclusions regarding the Property
7 including its market value which I assessed to be \$900,000.

8 5. Subsequent to the date of the Price Opinion, the average real estate property sale
9 prices have declined by approximately 9%. Accordingly, and provided that the Property is in a
10 similar condition as of the date of my Price Opinion, I now assess the Property's market value
11 to be reduced by approximately \$81,000 as of the date of this declaration to account for the
12 change in property prices in the overall real estate market. This would result in the Property's
13 market value to be reduced to \$819,000.

14 6. Generally, the cost of selling a property such as the Property for the real estate
15 is 1.78% for state and local excise taxes, 5% for real estate broker fees, \$2,200 for title
16 insurance, \$1,350 for escrow fees, and \$350 for other taxes and miscellaneous fees.
17 Accordingly, I estimate the cost of selling the Property to be \$59,428.20. Based on this amount
18 and the Property's reduced market value of \$819,000, I estimate the net proceeds from the sale
19 of the Property to be \$759,571.80 before taxes.

20 I DECLARE UNDER THE PENALTY OF PERJURY FOR THE LAWS OF THE UNITED
21 STATES THAT THE FOREGOING IS TRUE AND CORRECT.

22 EXECUTED this 22nd day of September 2022 at Orondo, Washington.

23
24 s/ David Huynh

25 **David Huynh**

EXHIBIT 1

RESIDENTIAL BROKER PRICE OPINION

Loan # _____

REO #: _____ This BPO is the ☒ Initial ☐ 2nd Opinion ☐ Updated ☐ Exterior Only DATE May 2nd, 2022

PROPERTY ADDRESS: 17520 Marine Dr. SALES REPRESENTATIVE: _____
Stanwood, WA 98292 CLIENT NAME: Watson

FIRM NAME: NextHome Preview Properties COMPLETED BY: David C Huynh

PHONE NO. (360)708-1040 FAX NO. (360)848-1747

I. GENERAL MARKET CONDITIONS

Current market condition: ☐ Depressed ☐ Slow ☐ Stable ☐ Improving ☐ Excellent
 Employment conditions: ☐ Declining ☐ Stable ☐ Increasing
 Market price of this type property has: ☐ Decreased _____ % in past _____ months
☒ Increased 5 % in past 12 months
☐ Remained stable

Estimated percentages of owner vs. tenants in neighborhood: _____ % owner occupant _____ % tenant

There is a ☐ Normal supply ☐ oversupply ☒ shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: 0

No. of competing listings in neighborhood that are REO or Corporate owned: 0

No. of boarded or blocked-up homes: 0

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 500,000 to \$ 2,000,000

The subject is an ☒ over improvement ☐ under improvement ☐ Appropriate improvement for the neighborhood.

Normal marketing time in the area is: 5 days.

Are all types of financing available for the property? ☒ Yes ☐ No If no, explain _____

Has the property been on the market in the last 12 months? ☐ Yes ☒ No If yes, \$ _____ list price (include MLS printout)

To the best of your knowledge, why did it not sell? _____

Unit Type: ☒ single family detached ☐ condo ☐ co-op ☐ mobile home
☐ single family attached ☐ townhouse ☐ modular

If condo or other association exists: Fee \$ _____ monthly ☐ annually ☐ Current? ☐ Yes ☐ No Fee delinquent? \$ _____

The fee includes: ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other _____

Association Contact: Name: _____ Phone No.: _____

III. COMPETITIVE CLOSED SALES																	
ITEM		SUBJECT		COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3							
Address		17520 Marine Dr.		2675 SE Camano Dr			2631 SE Camano Dr			4854 S Camano Dr							
Proximity to Subject				3mi REO/Corp			3mi REO/Corp			4mi REO/Corp							
Sale Price		\$		\$ 1,100,000			\$ 1,175,000			\$ 1,215,000							
Price/Gross Living Area		\$ 65 Sq. Ft.		\$ 65 Sq. Ft.			\$ 65 Sq. Ft.			\$ 65 Sq. Ft.							
Sale Date & Days on Market				10/28/21 2			3/23/22 6			12/21/21 11							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment			
Sales or Financing Concessions				none		0		none		0		none		0			
Location		Excellent		Excellent		0		Excellent		0		Excellent		0			
Leasehold/Fee Simple		FS		FS		0		FS		0		FS		0			
Site		2.1 ac		1.4 ac		0		1.9 ac		0		.5 ac		100000			
View		Excellent		excellent		0		excellent		0		excellent		0			
Design and Appeal		Good		good		0		good		0		good		0			
Quality of Construction		very good		very good		0		Very good		0		very good		0			
Age		2017		2018		0		1957		100000		1999		0			
Condition		good		Very good		-50000		good		0		Very good		-50000			
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
Room Count		10	4	5	7	3	3	15000	7	3	3	15000	7	3	3	15000	
Gross Living Area		4202 Sq. Ft.		3384 Sq. Ft.		53170		2096 Sq. Ft.		136890		3471 Sq. Ft.		47515			
Basement & Finished Rooms Below Grade		2001sqft		none		90045		none		90045		none		90045			
Functional Utility		Good		Good		0		Good		0		Good		0			
Heating/Cooling		Elec H/P		elec h/p		0		Gas f/a		0		elec H/P		0			
Energy Efficient Items		windows		windows		0		windows		0		windows		0			
Garage/Carport		3 car gar		2 car gar		-5000		3 car gar		0		none		20000			
Porches, Patio, Deck Fireplace(s), etc.		Deck		deck		0		deck		0		deck		0			
Fence, Pool, etc.		none		none		0		none		0		none		0			
Other		high bank w/f		high bank w/f		0		high bank w/f		0		high bank w/f		0			
Net Adj. (total)				☒ + ☐ -		\$ 103215		☒ + ☐ -		\$ 341935		☒ + ☐ -		\$ 222560			
Adjusted Sales Price of Comparable						\$ 1,203,215				\$ 1,516,935				\$ 1,437,560			

REO#

Loan #

IV. MARKETING STRATEGY

Occupancy Status: Occupied ☒ Vacant ☐ Unknown ☐☒ As-is ☐ Minimal Lender Required Repairs ☐ Repaired Most Likely Buyer: ☒ Owner occupant ☒ Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

<input checked="" type="checkbox"/> See remarks	\$		<input type="checkbox"/>	\$	
<input type="checkbox"/>	\$		<input type="checkbox"/>	\$	
<input type="checkbox"/>	\$		<input type="checkbox"/>	\$	
<input type="checkbox"/>	\$		<input type="checkbox"/>	\$	
<input type="checkbox"/>	\$		<input type="checkbox"/>	\$	

GRAND TOTAL FOR ALL REPAIRS \$ _____

VI. COMPETITIVE LISTINGS												
ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	17520 Marine Dr.											
Proximity to Subject				REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>		
List Price	\$			\$			\$			\$		
Price/Gross Living Area	\$	Sq.Ft.		\$	Sq.Ft.		\$	Sq.Ft.		\$	Sq.Ft.	
Data and/or Verification Sources												
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)Adjustment			DESCRIPTION		
Sales or Financing Concessions												
Days on Market												
Location	Excellent											
Leasehold/Fee Simple	FS											
Site	2.1 ac											
View	Excellent											
Design and Appeal	Good											
Quality of Construction	very good											
Age	2017											
Condition	good											
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
	10	4	5									
Gross Living Area	4202Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.		
Basement & Finished Rooms Below Grade	2001sqft											
Functional Utility	Good											
Heating/Cooling	Elec H/P											
Energy Efficient Items	windows											
Garage/Carport	3 car gar											
Porches, Patio, Deck Fireplace(s), etc.	Deck											
Fence, Pool, etc.	none											
Other	high bank w/f											
Net Adj. (total)	<input type="checkbox"/> + <input type="checkbox"/> -			\$0			<input type="checkbox"/> + <input type="checkbox"/> - - \$0			<input type="checkbox"/> + <input type="checkbox"/> - \$0		
Adjusted Sales Price of Comparable				\$			\$			\$		

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS	Market Value	Suggested List Price
	\$ 900,000	\$ 900000
REPAIRED	\$ 1,450,000	\$ 1,450,000

Last Sale of Subject, Price \$, Date n/a

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Unique custom home situated on 70ft of high bank saltwater frontage with westerly views. I am unable to determine the overall condition of the interior, but seeing the Heat pump missing as indicated in the attached pictures, I would assume all interior appliances and/or fixtures are probably missing as well. This is one of the newer homes in this area and is very unique in design from adjacent homes, but, the neighboring homes are all very nice, and well kept homes.

As is typical in this market, at the time of this BPO, there were no active listings, and what few sold comps I found are across the narrow bay on Camano Island.

Signature: David C Huynh

Date: _____

Fannie Mae

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